| 090.0 | 0001 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 699,500 / 699,500 |
| | | | | | USE VALUE: | 699,500 / 699,500 |
| | | | | | ASSESSED: | 699,500 / 699,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 174 | | WASHINGTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DANIELL MICHAEL W/LISA H |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 174 WASHINGTON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FITZGERALD JAMES & PATRICIA - |
| Owner 2: | - |
| Street 1: | 174 WASHINGTON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,949 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4949.000 | 301,600 | | 397,900 | 699,500 |
| Total Card | 0.114 | 301,600 | | 397,900 | 699,500 |
| Total Parcel | 0.114 | 301,600 | | 397,900 | 699,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.68 | /Parcel: 420.6

**Legal Description**

**User Acct** 57440

**GIS Ref**

**GIS Ref**

**Insp Date** 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 090.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 301,600 | 0 | 4,949. | 397,900 | 699,500 | 699,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 235,700 | 0 | 4,949. | 403,600 | 639,300 | 639,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 235,700 | 0 | 4,949. | 301,300 | 537,000 | 537,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 235,700 | 0 | 4,949. | 272,900 | 508,600 | 508,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 235,700 | 0 | 4,949. | 261,500 | 497,200 | 497,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 230,100 | 0 | 4,949. | 221,700 | 451,800 | 451,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 230,100 | 0 | 4,949. | 210,300 | 440,400 | 440,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 230,100 | 0 | 4,949. | 200,100 | 430,200 | 430,200 | | 12/13/2012 |

!7280!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:55:58 |

**LAST REV**

| Date | Time |
|---|---|
| 07/12/19 | 09:15:41 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7280

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FITZGERALD JAME | 33828-343 | | 10/15/2001 | | 335,000 | No | No | | |
| EISEL JUDITH E | 23020-566 | | 3/29/1993 | | 173,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 57440 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/30/2014 | 1753 | Siding | 4,000 | | | | | Strip existing sid |
| 3/28/2003 | 200 | Re-Roof | 3,000 | C | | | | |
| 4/12/2000 | 238 | Wood Dec | 1,650 | C | | | | REPLACE STAIRS/DEC |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/20/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/6/2009 | Meas/Inspect | 197 | PATRIOT |
| 3/9/2002 | MLS | MM | Mary M |
| 3/28/2000 | Inspected | 263 | PATRIOT |
| 1/28/2000 | Mailer Sent | | |
| 1/28/2000 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4949 | | Sq. Ft. | Site | | 0 | 70. | 1.15 | 5 | | | | | | | | | 397,930 | | | | | | 397,900 | |

Total AC/HA: 0.11361 | Total SF/SM: 4949 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,930 | Spl Credit | Total: 397,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 168.716 |
| Other Features: | 92000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 370472 |
| Depreciation: | 68908 |
| Depreciated Total: | 301564 |

## COMMENTS

SCUTTLE. WIP CK 7/10.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

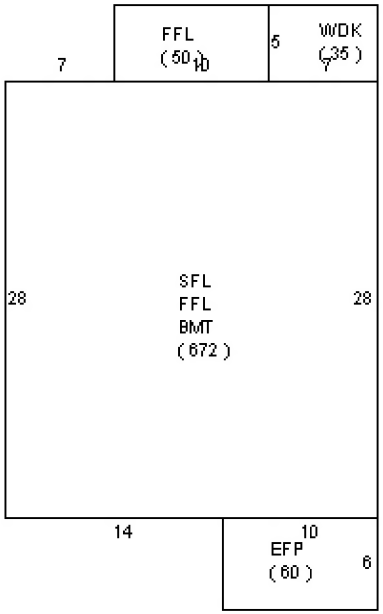
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 168.72 |
| Special Features: | 0 | Val/Su Net: | 139.57 |
| Final Total: | 301600 | Val/Su SzAd | 216.36 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 722 | 168.720 | 121,813 |
| BMT | Basement | 672 | 57.090 | 38,367 |
| SFL | Second Floor | 672 | 168.720 | 113,377 |
| EFP | Enclos Porch | 60 | 72.590 | 4,355 |
| WDK | Deck | 35 | 16.000 | 560 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,161 | | | Total: | 278,472 |
| Size Ad | 1394 | Gross Are | 2161 | FinArea | 1663 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | F | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | FR | 2010 | 0.00 | T | 9 | 101 | | | | | | |

## PARCEL ID

090.0-0001-0001.0

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc